

Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest



**AFFIDAVIT OF POSTING
OFFICE OF THE CITY CLERK**

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) SS

I, Sita Barge, being first duly sworn, depose and say:

That on October 25, 2016, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: October 26, 2016

Case No.	Description and Location of Project	No. of Signs	Date Posted
59-DR-2015	Christian Bros Automotive-Scottsdale, 11416 E Desert Cove Av	1	10/25/16

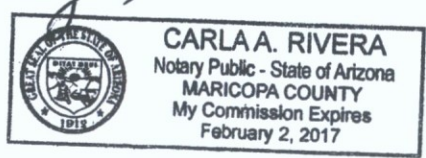
Date of Development Review Board Public Meeting: November 3, 2016, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

Sita Barge
(Signature)

Acknowledged this 8th day of November 2016.

Carla A. Rivera
(Notary Public)

My commission expires February 2, 2017



Donovan
Family
Residence

PUBLIC HEARING NOTICE

REQUEST: Approval of the site plan, landscape plan, and building elevations for a new auto repair shop with two five-bay buildings.

CASE#: 59-DR-2015

DATE: November 3, 2016

HEARING DATE SUBJECT TO CHANGE
PLEASE CHECK OUR WEBSITE FOR LATEST
SCHEDULING

UNLESS OTHERWISE NOTIFIED, ALL
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
2929 N. DRIKOWATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST
CAN BE MADE PRIOR TO OR AT THE ABOVE
PUBLIC HEARING.
IF YOU WISH TO SPEAK AT THIS MEETING,
PLEASE ALLOW ENOUGH TIME TO FILL OUT
A COMMENT CARD.



480-312-7000

1:00 P.M.

10-25-16

May 2, 2016

City of Scottsdale
Planning and Development Services Division
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

Attn: Meredith Tessier, Planner
Re: 21-ZN-2015, 59-DR-2015, 14-UP-2015, 44-Z-88

Dear Ms. Tessier,

I am strongly opposed to the proposed Christian Bros Automotive project, at 11416 E. Desert Cove Ave in Scottsdale, for the following reasons:

1. The subject parcel was rezoned from R-5 PCD to C-3 PCD in 1988 with eleven stipulations, for use as parking and open space. Included in this rezoning file is the discussion:

"However, the subject parcel will be limited, by stipulation and the existing APS/SRP easements, to parking and open space uses in support of the full range of "C-3" uses in the adjacent shopping center to the South."

It is clear that Mr. Don Hadder, planning staff and City Council never intended for this zoning change to allow a retail automotive facility.

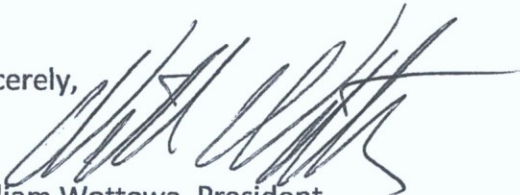
2. Per the Arizona Public Service (APS) "General Design Guidelines For Proposed Improvements In APS Transmission ROW" dated 1/15/14:
 - a. Guideline #7 says *"APS does not allow temporary or permanent structures within our ROW."* The proposed retail automotive facility is obviously a permanent structure, and not consistent with APS guidelines.
 - b. Guideline #11 says *"Parking lots are an acceptable use of APS ROW."* The existing use is consistent with APS guidelines.

APS clarifies on page one that APS Transmission easement/right of way is referred to collectively as ROW.

3. The applicant, in a letter to the City dated 2/17/2016, has requested that all 11 stipulations in the 1988 rezoning to C-3 PCD be removed.

- a. Scottsdale planning staff included the stipulations to maintain development standards that distinguish Scottsdale and make Scottsdale a great place to live and work.
 - b. Reasons cited by the applicant for removing many stipulations include *"Per the power companies easements that encompass the entire property, no obstructions are permitted on the site, that restrict them from accessing the power lines in their buffer zone, and approach to the power poles, including trees or site walls within the electrical easement."* If an obstruction such as a screen wall is not allowed by the power company, how can two auto repair buildings ever be allowed?
 - c. The applicant is attempting to subordinate Scottsdale's stipulations to the power companies stipulations, for a project that the power company claims, in its published guidelines, is not allowed in the first place.
 - d. Stipulation #7 reads *"The Development Review Board shall give careful consideration to the adequacy of screen walls that are decorative in nature, as well as perimeter landscaping along FLW BLVD, Desert Cove and adjacent to the apartments to the East."* It is clear that these stipulations were considered important then and they are still important now. These stipulations should remain intact and not be arbitrarily subordinated to the power companies.
4. In 1990, I worked with the Scottsdale planning department to identify a site in the East Shea corridor to construct an automotive repair facility. Working with Mr. Don Hadder and the City Council was a positive experience for me. Our due diligence included the study of nearby parcels and we relied on stipulations such as the ones mentioned in this letter, to choose the best site. As with most prudent business people, we depend on these stipulations and others to be consistently and uniformly applied and enforced by Scottsdale to keep this great city great! We built the facility in 1991 at 11478 E. Sahuaro Dr. This parcel was also impacted by the same APS ROW. We complied with APS and City of Scottsdale requirements and stipulations and we expect the proposed project at 11416 E. Desert Cove to comply with the requirements and stipulations as well.

Sincerely,



William Wottowa, President
WJW Automotive, Inc. (Building Owner)
11478 E. Sahuaro Dr.
Scottsdale, AZ 85259



Community Input Certification

CASE NO: 877-PA-2015

PROJECT LOCATION: 11416 E. Desert Cove Ave.

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	TYPE OF CONTACT		
		Meeting	Phone	Letter
	Alliance PJWE Limited Partnership, 433 E. Las Colinas Blvd, STE. 300, Irving, Texas 75039			X
	U Store It LP, PO BOX 320099, Alexandria, VA 22320-4099			X
	U Store It LP, PO BOX 320099, Alexandria, VA 22320-4099			X
	ECG New Palo Verde LLC, 6630 W. Cactus Rd, STE. B109, Glendale, AZ 85304			X
	Vitos 3 LLC, 17797 N. 93rd St, Scottsdale, AZ 85255			X
	Villa Montana Apartments LLC, 400 E. Mill Plain Blvd, No. 500, Vancouver, WA 98660			X
	Safeway Inc #1126, 1371 Oakland Blvd, #200, Walnut Creek, CA 94569			X
	Landrace Holdings LLC, 22200 S. Sossaman Rd, Queen Creek, AZ 85142			X
	Levy & Co LLC, 11218 N. FLW Blvd, STE. 105, Scottsdale 85259			X
	Valley National Bank of Arizona, PO BOX 1919, Wichita Falls, TX 76307			X
	Samuelson/Hornaday, 2400 E. Arizona Biltmore Circle, #1360, Phoenix, AZ 85016			X


Signature of owner/applicant

11/24/15
Date

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



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		Meeting	Phone	Letter
	McDonalds Corp LEASE, One McDonalds Plz, Oak Brook, IL 60523-1911			X
	Spirit SPE HG 2015-1 LLC, 11475 E. Via Linda, Scottsdale, AZ 85259			X
	Madison - MF CASA SANTA FE AZ LLC C/O: New York Life Investors, 1 Front St, STE 550, San Francisco, CA 94111			X
	Picerne Scottsdale Adobe LLC, 10921 N. 115th St, Scottsdale 85259			X
	Adobe Ranch Plaza LLC, 18527 N. 94th St, Scottsdale, AZ 85255			X
	NNN Retail Exchange II 2008 LLC, 450 S. Orange Ave, No. 900, Orlando, FL 32801			X
	Susan Wheeler (resident), Cactus Corridor, 9616 E. Kalil Dr, Scottsdale, AZ 85260			X
	Dawn Brokaw, Cactus Corridor, 9909 E. Paradise Dr, Scottsdale, AZ 85260			X
	Gordon Palmer (Vice-President), Cholla Vista HOA, 10744 N. 113th St, Scottsdale, AZ 85259			X
	Mike Jones (Property Manager), Cholla Vista HOA, 608 E. Missouri Ave, 100, Phoenix, AZ 85012			X
	Austin Condon (President), Cholla Vista HOA, 11284 E. Sahuaro Dr, Scottsdale, AZ 85259-4048			X


Signature of owner/applicant

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		Meeting	Phone	Letter
	Bob Vairo, Coalition of Pinnacle Peak, 10040 E. Happy Valley Rd, #451, Scottsdale, AZ 85255-2388			X
	Linda Whitehead (Captain), Coalition of Pinnacle Peak, 9681 E. Chuckwagon Ln, Scottsdale, AZ 85262			X
				X
				X
				X
				X
				X
				X
				X
				X
				X


Signature of owner/applicant

11/24/15
Date

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